177.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	888,800	/	888,800
USE VALUE:	888,800	/	888,800
ASSESSED:	888,800	/	888,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORSE ROBERT E JR--ETAL
Owner 2:	MORSE KATHLEEN F
Owner 3:	
Street 1:	73 AVOLA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,288 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 2773 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7288.000	441,100	700	447,000	888,800
Total Card	0.167	441,100	700	447,000	888,800
Total Parcel	0.167	441,100	700	447,000	888,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.52 | /Parcel: 320.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119259

GIS Ref

GIS Ref

Insp Date 08/31/18

Parcel ID 177.0-0001-0003.A

!13852!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	441,100	700	7,288.	447,000	888,800	888,800	Year End Roll	12/18/2019
2019	101	FV	333,500	700	7,288.	440,700	774,900	774,900	Year End Roll	1/3/2019
2018	101	FV	333,500	700	7,288.	338,500	672,700	672,700	Year End Roll	12/20/2017
2017	101	FV	333,500	700	7,288.	319,300	653,500	653,500	Year End Roll	1/3/2017
2016	101	FV	333,500	700	7,288.	293,800	628,000	628,000	Year End	1/4/2016
2015	101	FV	320,100	700	7,288.	274,600	595,400	595,400	Year End Roll	12/11/2014
2014	101	FV	320,100	700	7,288.	252,900	573,700	573,700	Year End Roll	12/16/2013
2013	101	FV	320,100	700	7,288.	252,900	573,700	573,700		12/13/2012

PRINT

Date	Time
12/11/20	03:44:51

LAST REV

Date	Time
10/02/18	14:47:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13852

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15335-426		11/1/1983		90,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/1994	528		45,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	345	PATRIOT
3/7/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	119259
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7288		Sq. Ft.	Site		0	70.	0.88	6									447,048						447,000	

Total AC/HA:	0.16731	Total SF/SM:	7288	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	447,048	Spl Credit		Total:	447,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12021935
Const Adj.:	0.98500049
Adj $ / SQ:	137.927
Other Features:	102527
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462357
Depreciation:	21268
Depreciated Total:	441088

COMMENTS

PDAS, OF= SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

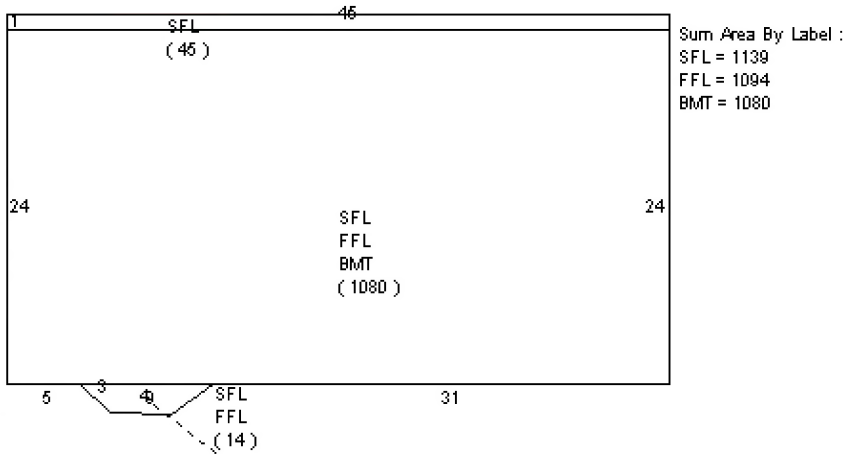
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.93
Special Features:	0	Val/Su Net:	133.14
Final Total:	441100	Val/Su SzAd	197.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,139	137.930	157,099
FFL	First Floor	1,094	137.930	150,892
BMT	Basement	1,080	48.000	51,839

Net Sketched Area:	3,313			Total:	359,830
Size Ad	2233	Gross Are	3313	FinArea	2773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	G	AV	1960	4.67	T	40.8	101			700			700
2	Frame Shed	D	Y	1	4X6	A	FR	1960	0.00	T	50	101						

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700

IMAGE

AssessPro Patriot Properties, Inc